

REPORT OF THE COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair; Tommy Waters, Vice-Chair;
Brandon J.C. Elefante, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
June 18, 2020

Honorable Ikaika Anderson
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, Planning and Housing, to which was referred Resolution 20-57 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR MODIFICATIONS TO THE STORMWATER DRAINAGE SYSTEM ALONG KAWAILOA AND ALALA ROADS IN KAILUA,"

as transmitted by Departmental Communication 122 (2020) from the Department of Planning and Permitting ("DPP"), dated February 13, 2020 reports as follows:

The purpose of Resolution 20-57 is to grant a Special Management Area Use Permit ("SMP") and Shoreline Setback Variance ("SSV") to the Department of Design and Construction (the "Applicant") for modifications to the storm water drainage system in Kailua, on three parcels that comprise portions of Kailua Beach Park and Kailua Beach, a portion of Alala Road, and a portion of Kailua Bay seaward of the shoreline (the "Project"). The Project includes two new earth berms, a new concrete swale, reconstructing the sidewalk along Alala Road and adding five new sidewalk culverts, replacing existing underground drainage with a new concrete box culvert, reconstructing a portion of the asphalt bicycle path, replacing the exiting outlet structure that extends beyond the shoreline, and other modifications.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **JUL 8 2020**

COMMITTEE REPORT NO. **158**

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Your Committee notes that the DPP, after a public hearing held on January 15, 2020, recommends approval of the SMP and SSV, subject to the conditions set forth in the Resolution.

At your Committee's meeting on June 18, 2020, the DPP Acting Director testified in support of the Resolution. The Applicant's agent provided a brief presentation of the proposed Project. Your Committee received no public or written testimony on the Resolution.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

- A. Separates the first WHEREAS clause into two separate WHEREAS clauses:
1. In the first WHEREAS clause, clarifies that the Project site is comprised of approximately 1.03 acres of land zoned R-7.5 and P-2 General Preservation District, located at Kailua Beach Park and Kailua Beach and identified as Tax Map Keys 4-3-010:084, 4-3-010:088, and 4-3-009:001, a portion of the Alala Road right of way, and a portion of Kailua Bay seaward of the shoreline; and
 2. In the second WHEREAS clause, clarifies that the Project involves constructing two new earth berms and a new concrete swale; reconstructing the sidewalk along Alala Road and adding five new sidewalk culverts; replacing existing underground drainage with a new concrete box culvert; reconstructing a portion of an asphalt bicycle path; replacing the existing outlet structure that extends beyond the shoreline with new concrete rubble masonry walls and riprap, reconstructing the retaining walls along Alala Road, and replacing the chain link fence along Alala Road.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **JUL 8 2020**

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- B. In the fourth WHEREAS clause, adds reference to HRS Section 205A-46.
- C. Adds February 24, 2020 as the date the Council received the DPP's findings and recommendation by Departmental Communication 122 (2020).
- D. In Condition A, clarifies that modifications to the storm water drainage system within the SMA and shoreline setback area must be in general conformity with the Project as proposed.
- E. In Condition D, clarifies that all construction activity is restricted to daylight (instead of daytime) hours.
- F. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the DPP in Departmental Communication 122 (2020), that:

- A. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
- B. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
- C. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **JUL 8 2020**

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Your Committee also finds, pursuant to HRS Section 205A-46 and ROH Section 23-1.8(b)(2) that the proposed Project is necessary or ancillary to facilities or improvements by a public agency, is in the public interest, and is the most practicable alternative that best conforms to the purposes of the shoreline setback rules.

Your Committee on Zoning, Planning and Housing is in accord with the intent and purpose of Resolution 20-57, as amended herein, and recommends its adoption in the form attached hereto as Resolution 20-57, CD1. (Ayes: Elefante, Kobayashi, Manahan, Menor, Waters – 5; Ayes with reservations: None; Noes: None.)

Respectfully submitted,


Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON **JUL 8 2020**

COMMITTEE REPORT NO. **158**



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-57, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR MODIFICATIONS TO THE STORM WATER DRAINAGE SYSTEM ALONG KAWAIOLOA AND ALALA ROADS IN KAILUA.

WHEREAS, on November 21, 2019, the Department of Planning and Permitting ("DPP") accepted an application (DPP Reference Numbers 2019/SMA-41 and 2019/SV-1) from the City and County of Honolulu, Department of Design and Construction (the "Applicant"), for a Special Management Area ("SMA") Use Permit and a Shoreline Setback Variance ("SSV") to allow modifications to the storm water drainage system along Kawailoa and Alala Roads in Kailua, on approximately 1.03 acres of land zoned R-7.5 Residential District and P-2 General Preservation District, located at Kailua Beach Park and Kailua Beach and identified as Tax Map Keys 4-3-010:084, 4-3-010:088, and 4-3-009:001, a portion of the Alala Road right-of-way, and a portion of Kailua Bay seaward of the shoreline (the "Project"); and

WHEREAS, the Project involves constructing two new earth berms and a new concrete swale; reconstructing the sidewalk along Alala Road and adding five new sidewalk culverts; replacing existing underground drainage with a new concrete box culvert; reconstructing a portion of an asphalt bicycle path; replacing the existing outlet structure that extends beyond the shoreline with new concrete rubble masonry walls and riprap; reconstructing the retaining walls along Alala Road; and replacing the chain link fence along Alala Road; and

WHEREAS, on January 15, 2020, the DPP held a public hearing, which was attended by representatives of the Applicant and the Applicant's agent, and DPP staff members; no members of the general public attended and no public testimony was received; and

WHEREAS, on February 13, 2020, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2, and Sections 23-1.8 and 23-1.9 of the Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2, 205A-26, and 205A-46 of the Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on February 24, 2020, by Departmental Communication 122 (2020), and having duly considered all of the findings and reports on the matter, desires to approve the subject applications for an SMA Use Permit and SSV with the conditions enumerated below; now, therefore,



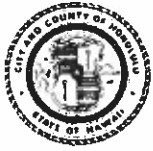
CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-57, CD1

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit and SSV be issued to the Applicant for the Project, subject to the following conditions:

- A. Modifications to the storm water drainage system within the SMA and shoreline setback area must be in general conformity with the proposed Project as represented in the environmental assessment, as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A through I, attached hereto and incorporated herein by reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapter 23 or 25, or HRS Chapter 205A, or any combination thereof, will require a new application, SMA Use Permit, and SSV. Any change that does not have a significant effect on coastal resources will be considered a minor modification and is therefore permitted under this resolution, upon review and approval by the DPP Director.
- B. Prior to any ground disturbance, the Applicant shall provide the DPP with written confirmation of the Department of Land and Natural Resources, State Historic Preservation Division's ("SHPD's") acceptance and approval of an archaeological monitoring plan.
- C. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.
- D. To minimize impacts on nocturnal avian species, all construction activity is restricted to daylight hours.
- E. Approval of this SMA Use Permit and SSV does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this SMA Use Permit and SSV comply with all applicable LUO and other governmental provisions and requirements.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-57, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Mark Yonamine, Director of Design and Construction, 650 South King Street, 15th Floor, Honolulu, Hawaii 96813; and Cris Takushi, Oceanit, 828 Fort Street Mall, Suite 600, Honolulu, Hawaii 96813.

INTRODUCED BY:

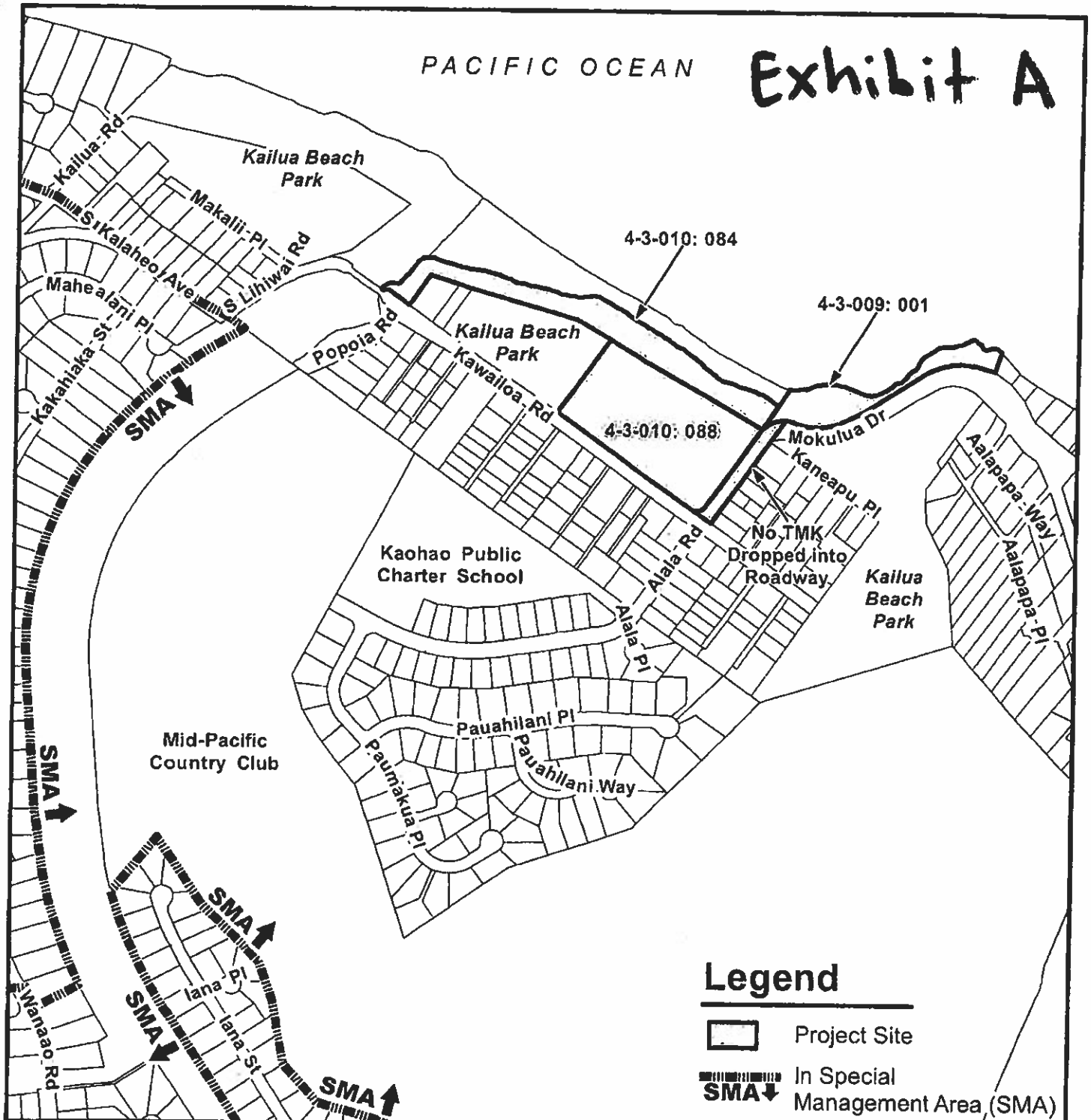
DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

PACIFIC OCEAN

Exhibit A



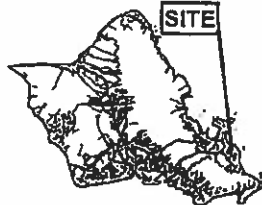
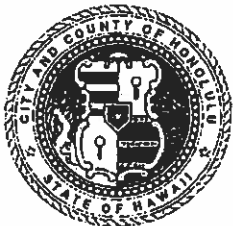
Legend



Project Site



In Special Management Area (SMA)



VICINITY MAP

500 250 0 500

Scale in Feet



PORTION OF LOCATION MAP WITH SMA KAWAILOA BEACH LOTS, KAILUA

TAX MAP KEY(S): 4-3-009: 001, 4-3-010: 084,
4-3-010: 088

FOLDER NO.: 2019/SMA-41 & 2019/SV-1

Exhibit B

Proposed Drainage Improvements

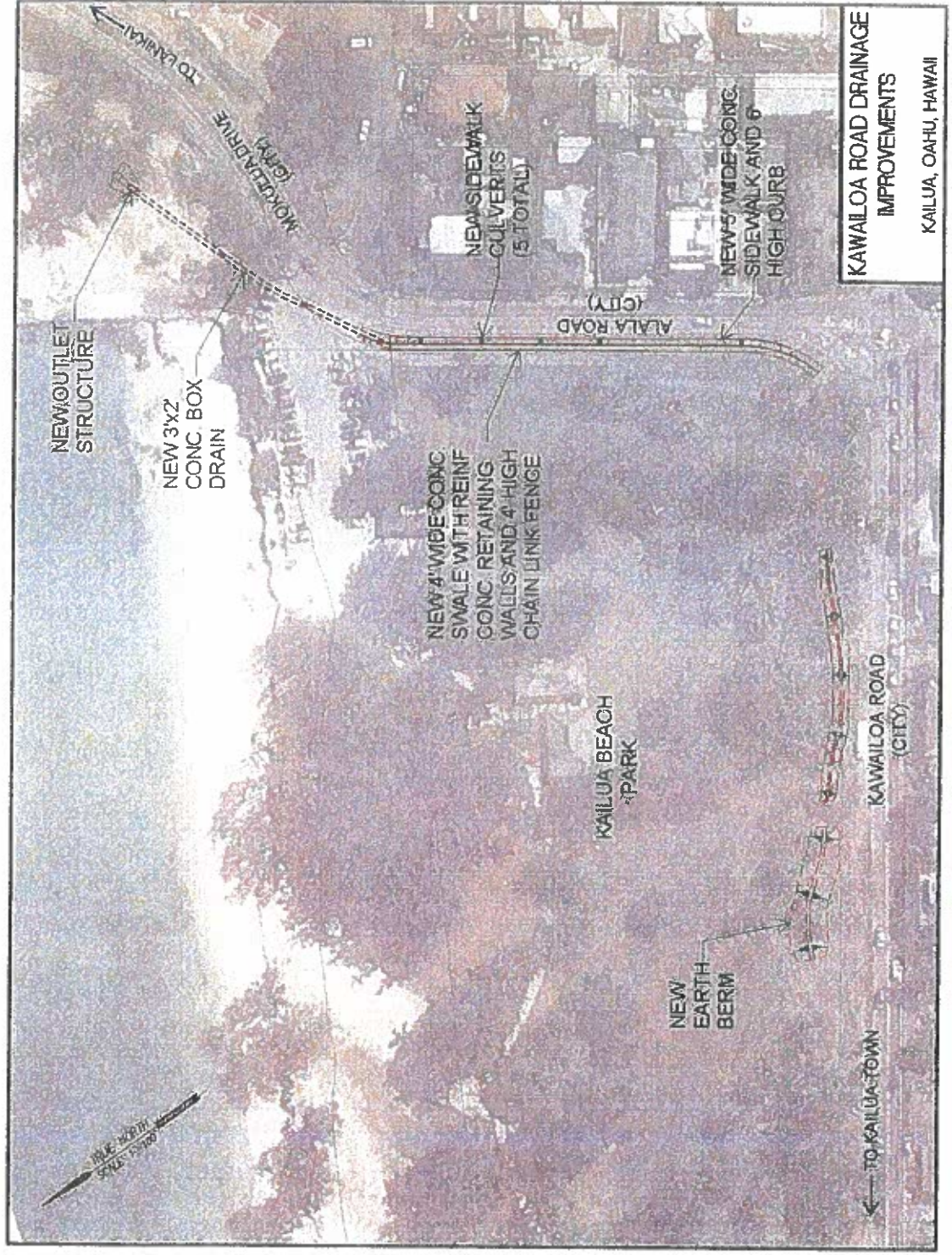
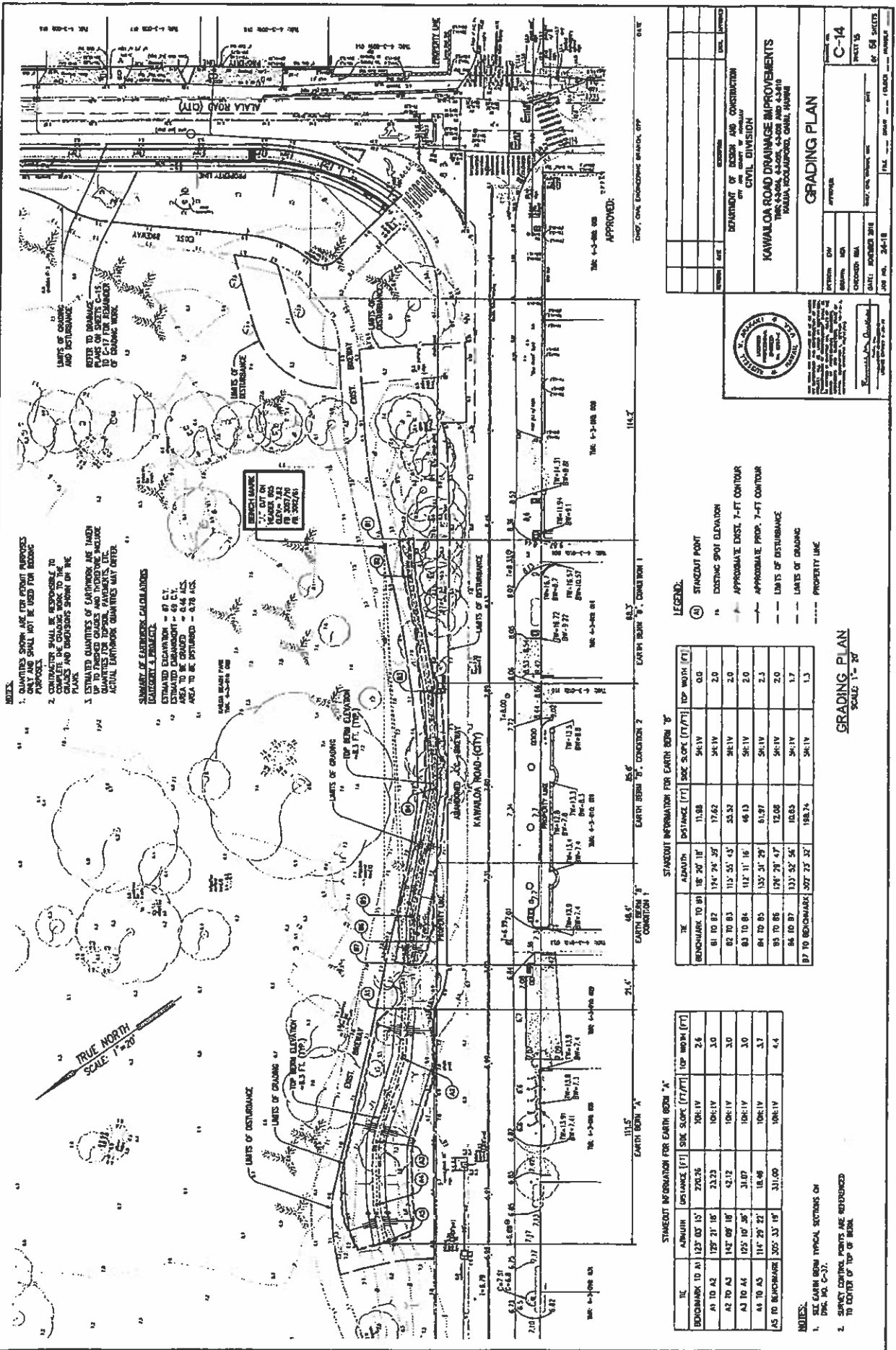
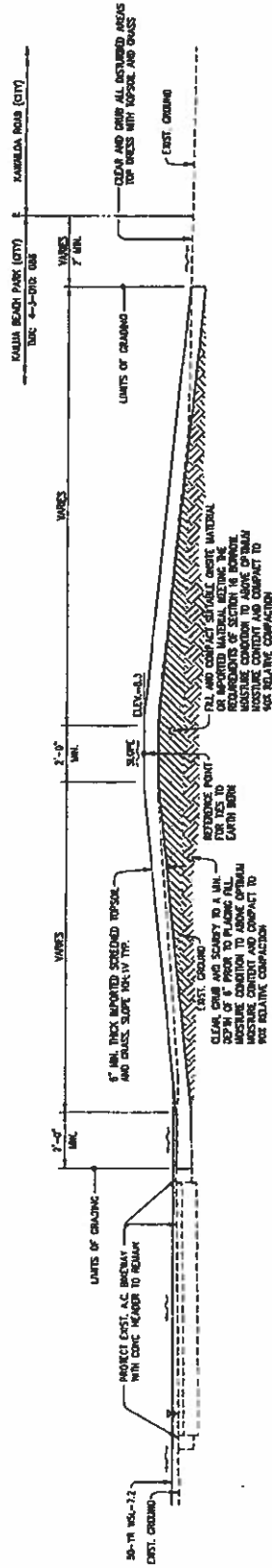


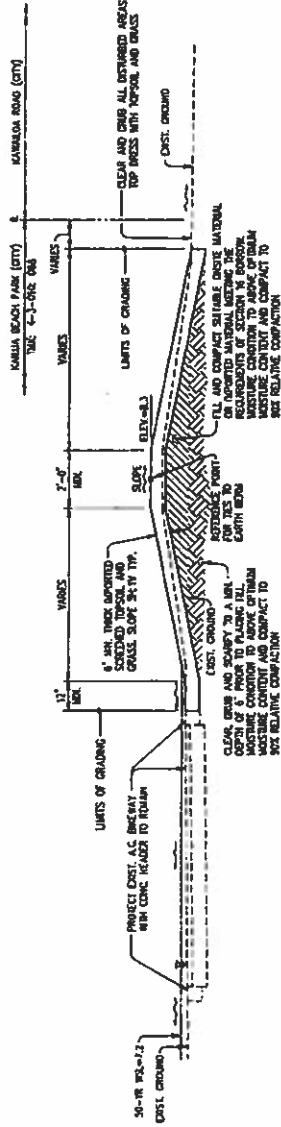
FIGURE 3

Exhibit C

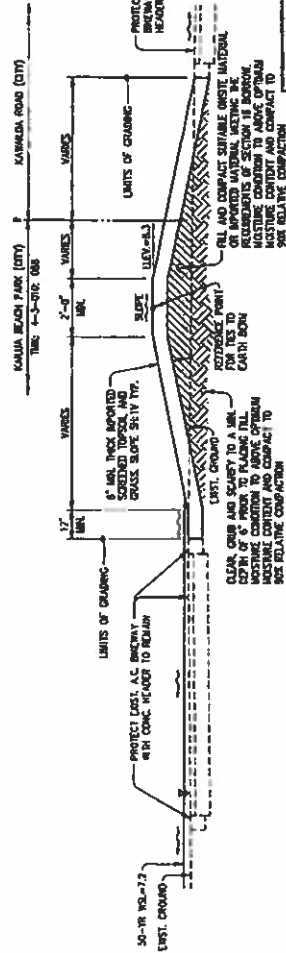




TYPICAL SECTION - BERM "A"
SCALE 1/2"=1'-0"



TYPICAL SECTION - BERM "B"
SCALE 1/2"=1'-0"



TYPICAL SECTION - BERM "C"
SCALE 1/2"=1'-0"

APPROVED:

DATE

KAWAIA ROAD DRAINAGE IMPROVEMENTS		C-37	
TWO 4-400, 4-400, 4-400 AND 4-400		SHEET 38	
KAWAIA, HAWAII		OF 64 SHEETS	
DESIGNED BY: [Signature]		CHECKED BY: [Signature]	
DATE: 12-10		DATE: 12-10	
PROJECT NO. 12-10		PROJECT NO. 12-10	
SHEET NO. 38		SHEET NO. 38	
TOTAL SHEETS: 64		TOTAL SHEETS: 64	



EARTH BERM TYPICAL SECTIONS

TYPICAL SECTIONS - BERM "B"

TYPICAL SECTION - BERM "C"

TYPICAL SECTION - BERM "A"

A drawing of a surveying level staff, oriented diagonally. It features a scale from 1 to 10 and the text "TRUE NORTH".



② $\frac{Q_{\text{RHS}}}{Q_{\text{LHS}}} = \frac{2.73}{0.0044}$
(a) $\frac{Q_{\text{RHS}}}{Q_{\text{LHS}}} = \frac{2.73}{0.0044}$
 $\Delta = 17.5^\circ$
 $\theta/2 = 18.5^\circ$
 $R = 100.00$
 $T = 34.40$
 $C = 55.06$
 $L = 68.78$

NOTES:
SEE DWG. NO. C-28 FOR SIGNING AND
STAMPING PLAN.

NOTES:

1. THE CONTRACTOR SHALL VERIFY THE EXISTING A.C. PRECAST GRADIES FINISHED BOTTOM AND TOP OF CHUB CHANGES, AND FINISHED CONCRETE SURFACES GRADIES PRIOR TO SETTING THE FINISHED TOP OF WALL GRADIES.
2. THE CONTRACTOR SHALL ADJUST THE FINISHED TOP OF WALL GRADIES AS REQUIRED TO PROVIDE PROPER DRAINAGE, A MINIMUM SURFACES CROSS SLOPE OF 1:20 AND AS DIRECTED BY THE OFFICIALS-IN-CHARGE.

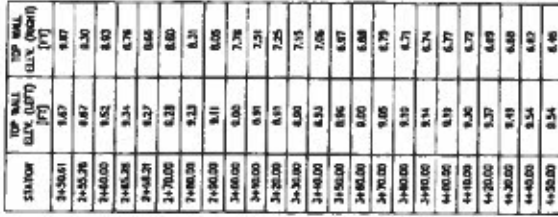
APPENDIX

DATE _____

[illegible]

NOTES:

1. SEE DWG. NO. C-33 FOR TEMPORARY RELOCATION OF BRIDGWAY.
2. SEE DWG. NO. C-36 FOR SIGNING AND STOPPING PLAN.



1. THE CONTRACTOR SHALL VERIFY THE EXISTING A.C. PAVEMENT CHALKS FINISHED BOTTOM AND TOP OF CURB CHALKS, AND FINISHED CONCRETE SIDEWALK CHALKS PRIOR TO SETTING THE FINISHED TOP OF WALL CHALKS.
2. THE CONTRACTOR SHALL ADJUST THE FINISHED TOP OF WALL CHALKS AS REQUIRED TO PROVIDE PROPER DRAINAGE, A MAXIMUM SIDEWALK CROSS SLOPE OF 2.0% AND AS DIRECTED BY THE OTHER-WARD-MANAGER.

[illegible]

NOISIAID TIAI
CIVIL DIVISION
PROPERTY OF UNITED STATES
DEPARTMENT OF DESIGN AND CONSTRUCTION
COLLECTIONS OF THE NATIONAL ARCHIVES

DRAINAGE PLAN AND PROFILE - 2

DATE	DAY	MONTH	YEAR	APPROVED BY	REMARKS

DATE: MARCH 1980	DATE: _____	SHEET 17
CHECKED: _____	DATE: _____	OF 54 SHEETS
APR 1980	FILE NO.	NO. _____

NOTE:
CURB HEIGHT VARIES BETWEEN 8" STA. 2+45.61 TO
2+55.28. THE 8" CONC. CURB BEGINS AT STA. 2+55.28
SIC CONC. NO. C-31 FOR CURB PUMP-1 PLAN.



TYPICAL CONC. SWALE SECTION
SCALE: 1"=1'-0"

Drawn	Scale	Revised	Use	Notes

DEPARTMENT OF ROADS AND CONSTRUCTION
CIVIL DIVISION

KAWALCOLA ROAD DRAINAGE IMPROVEMENTS

TRUCKEE TO LAUREL
VALLEY, KODIAK COUNTY, COAL TERRITORY

PROJECT NO. _____

C-27

SHEET 28

OF 64 SHEETS

DATE: _____

FILE _____

DATE: _____

FILE _____

DRAINAGE DETAILS - 8

DATE: _____

FILE _____

DATE: _____

FILE _____

DESIGNED BY _____

CHECKED BY _____

APPROVED _____

DRAINAGE DETAILS - 8

DATE: _____

FILE _____

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Exhibit 1

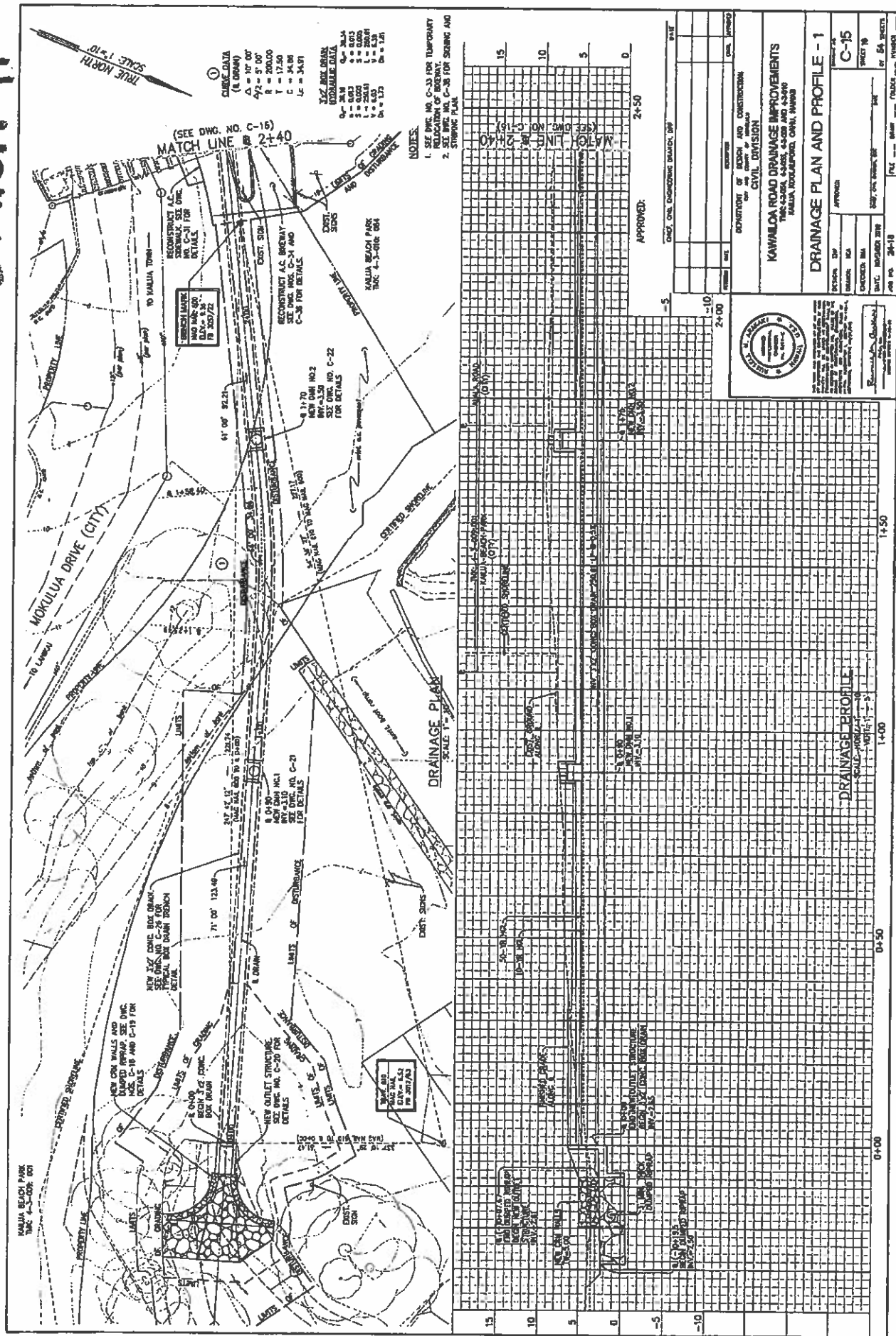


Exhibit I

Existing Outlet & Proposed Outlet Location

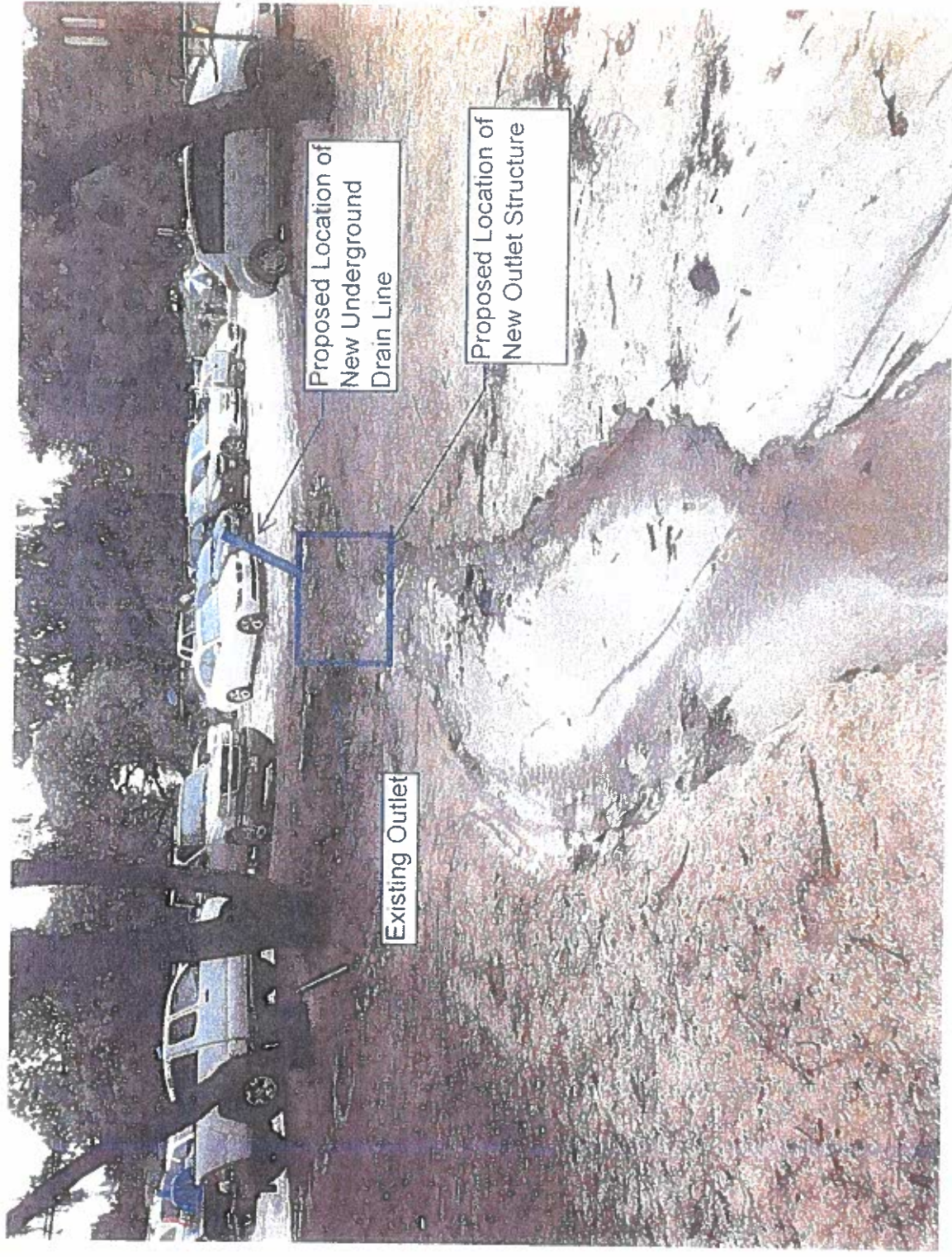


FIGURE 5